

## Qualifications of Daniel Kann, MAI MSRE Senior Senior Managing Director – Multifamily Valuation

Valbridge Property Advisors | Kansas City



### *Independent Valuations for a Variable World*

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#### State Certifications

State of Kansas  
State of Missouri  
State of Iowa  
State of Nebraska

#### Education

Bachelor of Arts (2005)  
University of Northern Iowa  
Real Estate Finance | Marketing

Master's (2016)  
University of Denver  
Real Estate Finance | Construction

#### Contact Details

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DKann@Valbridge.com

#### Membership/Affiliations

Appraisal Institute (MAI Designation)  
CCIM Candidate (CCIM Institute)  
Licensed Real Estate Agent (State of Iowa)  
Urban Land Institute (Young Leaders)  
National Apartment Association (Kansas City Chapter)  
International Right of Way Association (Chapter Secretary)  
Adjunct Professor – Real Estate Valuation (University of Missouri Kansas City)

#### Recent Appraisal Institute & Related Courses

Real Estate Finance & Investments (University of Denver)  
Real Estate Tax (University of Denver)  
Residential Construction Systems (University of Denver)  
Real Estate Securities and Syndications (University of Denver)  
Real Estate Investments & Appraisal (University of Northern Iowa)  
Apartment Appraisal and Concepts (Appraisal Institute)  
Finance, Statistics and Valuation Modeling (Appraisal Institute)  
Argus, Excel, and Computer Modeling (University of Denver)  
Understanding Commercial Capitalization Rates (ULI)  
General Market Analysis and Highest & Best Use (Appraisal Institute)  
Discounted Cash Flow Model: Concepts & Issues (Appraisal Institute)  
Advanced Income Capitalization (Appraisal Institute)  
Forecasting Revenue (Appraisal Institute)  
Advanced Sales Comparison & Cost Approaches (Appraisal Institute)  
Analyzing Operating Expenses (Appraisal Institute)

#### Experience

##### **Senior Managing Director / Partner – Multifamily**

**Valuation** Valbridge Property Advisors | Kansas City (2013  
- Present)

##### **Real Estate Analyst / General Certified Appraiser**

Shaner Appraisals, Inc. (2007 - 2012)

I currently perform valuation and due diligence for investors/developers, life insurance companies, lenders, and REITS pertaining to multifamily properties. The due diligence process consists of property valuation (FHA, Fannie Mae, Freddie Mac, and conventional financing), market studies, feasibility studies, and real estate tax analysis for market rate, Section 42 (LIHTC), and Section 8 (HAP contracts) pertaining to senior, student, and family housing projects.